

Chapter 6. Conceptual Phasing

The development of PPGN is expected to take place over a ten to fifteen year period. The conceptual phasing for PPGN is based on initial development plans, but is subject to change based on market conditions. Individual DUs may be developed concurrently if the appropriate infrastructure is in place. Development is anticipated to begin in the north central portion of PPGN with DU2, which contains the primary residential neighborhoods. DU2 is the largest DU within PPGN and will likely develop in multiple phases. As part of the first phase of development for DU2, infrastructure will be installed through DU1 (the main collector road, sewer main, and water main) from the main project entry on Ellsworth Road to serve DU2 and the other future phases. The need and location of secondary access into the community will be coordinated with the City of Mesa during the initial phases of development. A portion of the community recreation center, including the community recreation center building and outdoor activity areas, will also be developed with the first phase of development. Development will then continue to the east with DU4. DU4 includes a continuation of residential land uses and the pedestrian and open space systems initiated in DU2. The mixed uses in DU1, including commercial and high density residential, as well as the commercial uses in DU2, DU3, DU4 and DU5 will be developed as market demand dictates and infrastructure is available. Infrastructure phasing, including roads, drainage, sewer and water, will occur based upon the initial PPGN infrastructure master plan reports. These reports will be refined as each Development Unit Plans is approved with consideration given to the location, progression, and intensity of actual development.

